



ProCoast Coastal Home Services

ESTIMATE
EST0117

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DATE
03/25/2023

TOTAL
USD \$205,328.58

TO

Cheikanm

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| DESCRIPTION | RATE | QTY | AMOUNT |
|---|------------|-----|------------|
| Electrical Inspect all electric. Disconnect and reconnect all switches and receptacles. Replacement of all ceiling fans. Install under cabinet lighting. All electrical trims, white decor. Dimmer's per homeowners's request. lg-1@800 Sm-3@\$400 each | \$5,860.00 | 1 | \$5,860.00 |
| Plumbing Inspect plumbing throughout. Relocation of shower drains that will be tile. Relocation of shower faucets to center with shower enclosure. All plumbing trim out. Shower drains-2 Shower fixtures-2 toilets-2 Kitchen faucet Bathroom sinks-3-kohler Utility sink-1 Disassemble and reinstall all faucet fixtures. Reinstall reverse osmosis system. Reinstall dishwasher. Reinstall garbage disposal. Reinstall icemaker. | \$6,500.00 | 1 | \$6,500.00 |
| Masonry Patch kitchen floor aprx:4x4 area | \$650.00 | 1 | \$650.00 |
| Insulation Install insulation throughout per Delaware code. Batton insulation throughout paper faced. | \$2,290.00 | 1 | \$2,290.00 |

| DESCRIPTION | RATE | QTY | AMOUNT |
|--|-------------|-------|-------------|
| Drywall repairs throughout Repair and patch all drywall: 1/2 drywall | \$4,100.00 | 1 | \$4,100.00 |
| Painting Remove and reinstall vinyl coated closet shelving. Primer as needed . Paint all ceilings flat white ceiling paint. Paint all baseboards and trim semi gloss color TBD. Paint all walls color TBD. | \$2,155.00 | 8 | \$17,240.00 |
| Level five drywall finish 2900 | \$0.00 | 1 | \$0.00 |
| Flooring install labor Installation of new cotrtex vinyl plank flooring. Includes installation of vapor barrier. | \$5.50 | 2,030 | \$11,165.00 |
| Trim package materials Colonial window/door casing 2-1/4. Missing or damaged Window sills. Colonial base 3-1/4 trim. quarter round. | \$2,840.00 | 1 | \$2,840.00 |
| Trim package labor Install colonial trim around doors and windows throughout. Install colonial base trim and shoe molding throughout. | \$2,100.00 | 2 | \$4,200.00 |
| Demo Remove cabinets at entry. Remove all ceiling fans. Remove all hollow core interior doors. Remove gas fireplace insert. Kitchen backsplash | \$1,100.00 | 1 | \$1,100.00 |
| Hardware Door knobs. Bathroom hardware accessories, E.g. Towel rings, towel bars, toilet paper holders and robe hooks. Kitchen hardware. Closet hardware. | \$2,100.00 | 1 | \$2,100.00 |
| Register cover material and labor Install all interior supply and return vent covers. \$14 allowance each | \$640.00 | 1 | \$640.00 |
| Tile waterproofing membranes 1100 master bathroom. 1300 2nd bathroom | \$2,400.00 | 1 | \$2,400.00 |
| Tile allowance Kitchen floor, kitchen backsplash, bathroom floors, shower walls, and shower floors to be determined by homeowners. | \$12,600.00 | 1 | \$12,600.00 |

| DESCRIPTION | RATE | QTY | AMOUNT |
|--|-------------|-------|-------------|
| Tile install labor Includes kurdi/Schluter waterproofing membranes. Shower walls, shower floor, guest bathroom floors, kitchen backsplash. Shower floors \$670 Shower walls \$6525 Kitchen backsplash \$1400 | \$8,795.00 | 1 | \$8,795.00 |
| Kitchen cabinet installation | \$45.00 | 56 | \$2,520.00 |
| Kitchen cabinet, master vanity, Guest vanity and mud room cabinet allowance | \$28,882.00 | 1 | \$28,882.00 |
| Countertop install labor Install counter tops | \$850.00 | 1 | \$850.00 |
| Gas fireplace insert Allowance includes inserts, modifications, and gas/electric. | \$3,800.00 | 1 | \$3,800.00 |
| Vanity install labor | \$80.00 | 2 | \$160.00 |
| Vanity top allowance Master bathroom double and guest bathroom vanity top | \$1,800.00 | 1 | \$1,800.00 |
| Vanity top install labor | \$50.00 | 2 | \$100.00 |
| Hardware installation labor Includes kitchen hardware, bathroom hardware and door knobs/doorstops | \$65.00 | 16 | \$1,040.00 |
| Mud room cabinet installation | \$650.00 | 1 | \$650.00 |
| Post construction cleaning | \$0.65 | 2,100 | \$1,365.00 |
| Appliance install labor Inspect all appliances. Clean as needed. Reinstall all appliances. | \$950.00 | 1 | \$950.00 |
| Mantel Material and installation of mantle | \$860.00 | 1 | \$860.00 |
| Management | \$68.50 | 24 | \$1,644.00 |
| Protection Materials to protect newly installed cabinets, countertops, flooring, tile, etc. | \$400.00 | 1 | \$400.00 |


| DESCRIPTION | RATE | QTY | AMOUNT |
|---|--------------------------------------|-------|-------------------------|
| Shower doors Tempered glass shower doors. Hardware finish to be determined by homeowner. | \$3,300.00 | 1 | \$3,300.00 |
| Mirror allowance Master bathroom and guest bathroom, templated mirrors. | \$720.00 | 1 | \$720.00 |
| Flooring material Cortex high grade vinyl plank flooring. Vapor barrier. | \$10.20 | 2,263 | \$23,082.60 |
| Copper sink Supply and install | \$1,400.00 | 1 | \$1,400.00 |
| Dumpster Remove all construction debris | \$800.00 | 1 | \$800.00 |
| Porta John | \$98.00 | 3 | \$294.00 |
| Tile waterproofing membranes and backer boards | \$2,300.00 | 1 | \$2,300.00 |
| New range hood. Range hood damaged during remediation. Remove, supply and reinstall new range hood. | \$1,100.00 | 1 | \$1,100.00 |
| Interior barn door. Slab only. 1 double. 1 single | \$919.67 | 1 | \$919.67 |
| Interior barn door hardware | \$220.00 | 1 | \$220.00 |
| Installation of interior barn door | \$370.00 | 1 | \$370.00 |
| Install closet systems throughout Materials included approximately 46 Lf 1x10 110 Lf 1x4 | \$3,200.00 | 1 | \$3,200.00 |
| Master bathroom tub and plumbing fixture allowance | \$5,500.00 | 1 | \$5,500.00 |
| Master bathroom under cabinet kickspace heater | \$550.00 | 1 | \$550.00 |
| High grade wood window blinds 2" | \$2,300.00 | 1 | \$2,300.00 |
| Blind install | \$450.00 | 1 | \$450.00 |
| | SUBTOTAL | | \$174,007.27 |
| | PROFIT AND OVERHEAD (18%) | | \$31,321.31 |
| | TOTAL | | USD \$205,328.58 |

All selection time spent between homeowners and Behrens design(Stewart Ortell) will be billed at the hourly rates attached.

Estimate is based off information provided by homeowners. Prices are subject to change due to market fluctuations, Design changes and unforeseen challenges. All Change orders and unforeseen work will be approved by the homeowner prior to any price adjustments.

Draw Schedule

- 15% Due at Contract signing.
- 30% Due at Drywall completion.
- 30% Due at Kitchen cabinet install.
- 20% Due at trim completion
- 5% Due at completion of punch list.



Hourly Rate Schedule 2023

The following rates are used for all projects and duties performed by Behrens Home Design that are referenced in contracts as "hourly" tasks. These figures are also used in determining professional fees and are valid under contracts signed and dated within the year 2023.

| | |
|--------------------------------------|-----------|
| Landscape Architect/ Principal | \$ 115.00 |
| Interior Design/ Principal | \$ 110.00 |
| Landscape Architect/ Project Manager | \$ 95.00 |
| Associate Landscape Architect | \$ 85.00 |
| Associate Interior Designer | \$ 75.00 |
| Draftsperson/ CAD operator | \$ 65.00 |
| Administrative Assistant | \$ 55.00 |

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